

DEVELOPMENT SITE

7634 HARRISBURG BLVD

HOUSTON, TX 77012



Julian R. Cortinas | TREC LIC #: 390467

Office: 832-206-7501 | cortinascre@gmail.com

Nicholas J. Cortinas | TREC LIC #: 824032

Office: 346-366-7997 | njccre@gmail.com

www.cortinascre.com | 4808 Gibson St 3rd Floor, Houston, Tx 77007

CORTINAS
Commercial
Real Estate

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7634

HARRISBURG BLVD

01

SECTION 01

THE OFFERING

Cortinas CRE is pleased to exclusively present **±1.694 acres of prime development land**, strategically positioned within an established Houston corridor. The property offers a substantial land footprint and presents a compelling opportunity for multifamily, mixed-use, or other commercial development.

The site benefits from convenient access to major thoroughfares, employment centers, and surrounding Houston neighborhoods, providing strong connectivity throughout the area. Its strategic location offers developers the opportunity to capitalize on continued growth and redevelopment within the surrounding market.

With its ±1.69-acre footprint, strategic location, and significant development potential, this property offers developers a well-positioned opportunity to pursue a variety of development concepts in one of Houston's established growth corridors.



Land Size

±1.694 Acres or 73,788 SF
Per Survey



Close Proximity

Located In Houston's Thriving East
Downtown



Price Guidance

Please Email

SECTION 02

PROPERTY DETAILS

7634

HARRISBURG BLVD

SECTION

02

PROPERTY DETAILS

Address (Link to Directions)	7634 Harrisburg Blvd, Houston, TX, 77012	Property Tax Accounts	025-224-000-0007
Price Guidance	Please Email	Utilities	COH
Land Size	±1.694 AC or 73,788 SF*	Property Tax Rate	2.27522%
Survey	Yes	VPD	±14,297 VPD along Harrisburg Blvd
Topography	Zone X		

PROPERTY HIGHLIGHTS

 Land Size ±1.694 AC or 73,788 SF*	 Zoning No Zoning
 Utilities COH	 Property Tax Rate 2.27522%
 Topography Zone X	 Price Guidance Please Email

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	18,089	104,997	319,614
Average HH Income	\$66,240	\$70,624	\$84,703
Households	6,722	38,266	119,380

*Per Survey

MAJOR AREA

PLAYERS...



MARQUETTE®

MIDWAY

GREYSTAR™

 Triten
REAL ESTATE PARTNERS

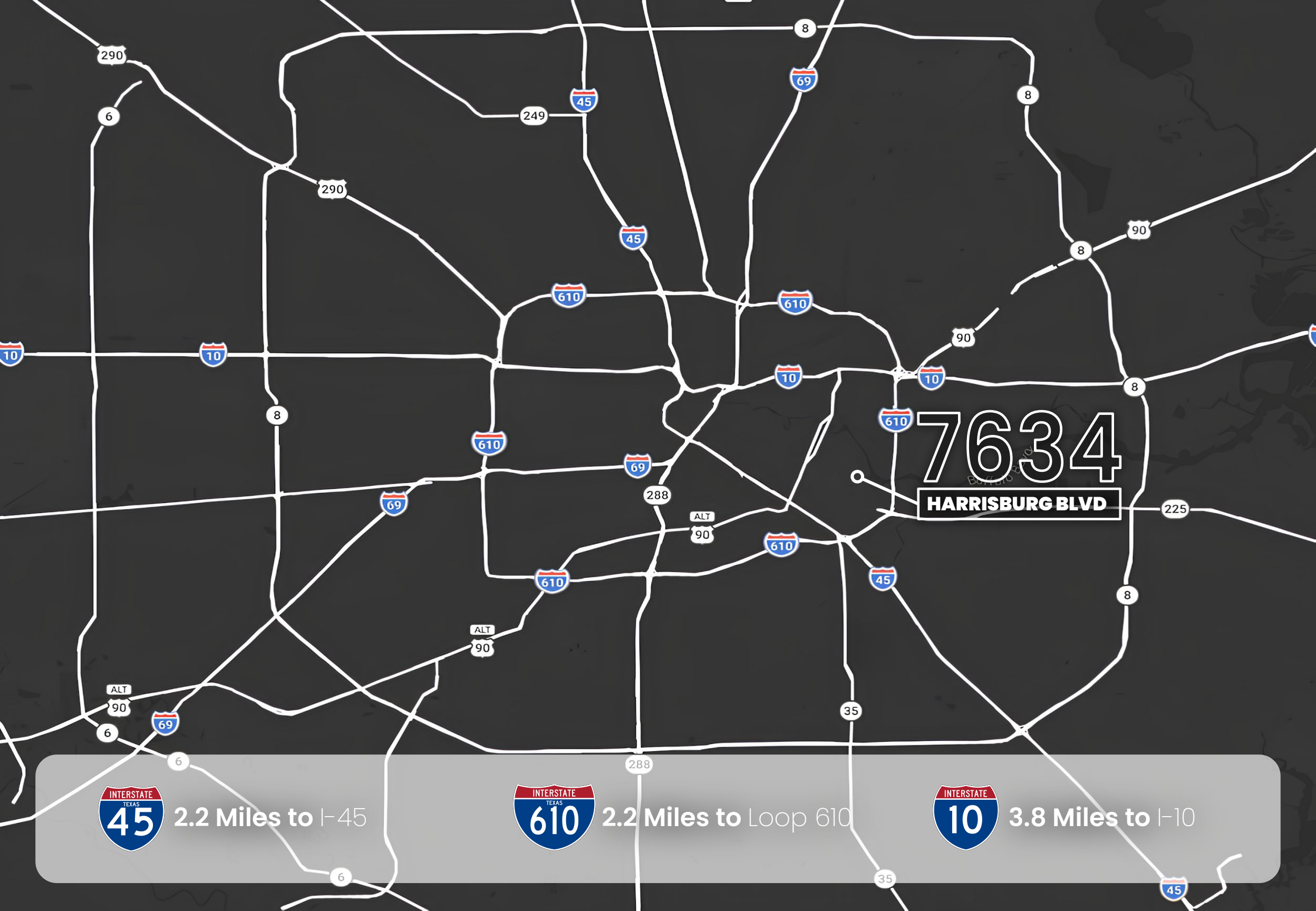
New Hope
Housing

AREA MAP

7634

HARRISBURG BLVD

SECTION
03



7634

HARRISBURG BLVD



2.2 Miles to I-45



2.2 Miles to Loop 610



3.8 Miles to I-10

SECTION 04 —————•

PROPERTY OUTLINE & COH UTILITY MAP

SECTION

7634

HARRISBURG BLVD

04





← Harrisburg BLVD →





430'

Harrisburg BLVD

495'

104'

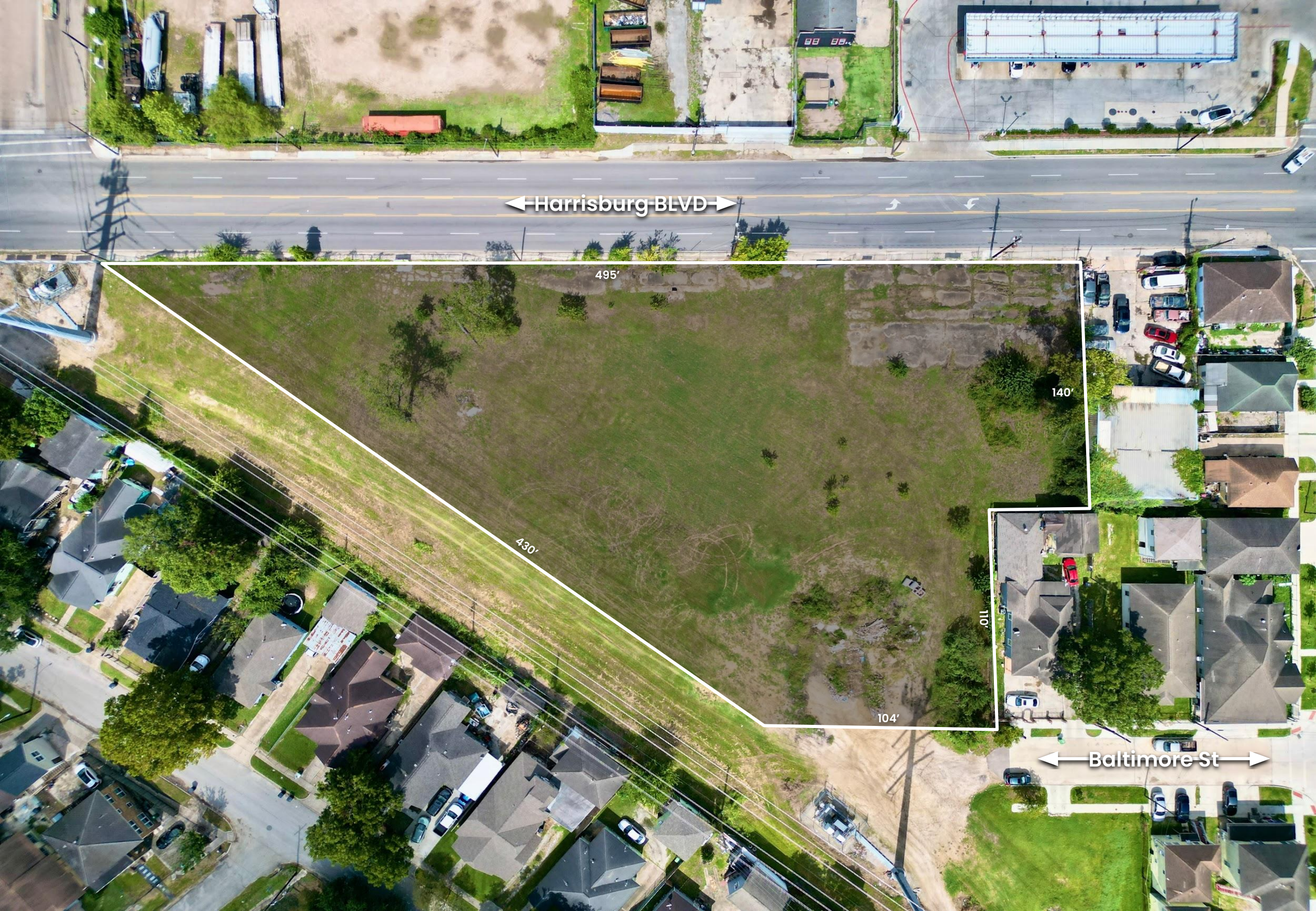
110'

140'

Baltimore St







← Harrisburg BLVD →

495'

430'

140'

110'

104'

← Baltimore St →

±1.69 AC



7634

HARRISBURG BLVD

Links Below

[Consumer Protection Notice](#)

[Information About
Brokerage Services](#)

cortinascre.com

[View Listing Website](#)

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